

127.A

0001

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 583,900 /

USE VALUE: 583,900 /

ASSESSED: 583,900 /

Total Card /

Total Parcel

583,900

583,900

583,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		ALBERMARLE ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1: SHIRLEY KIRK L

Owner 2: CROWE-ROTHSTEIN JESSICA

Owner 3:

Street 1: 8 ALBERMARLE ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	583,900			583,900
Total Card	0.000	583,900			583,900
Total Parcel	0.000	583,900			583,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	315.28	/Parcel:	315.2

Legal Description

User Acct

240264

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

127.A-0001-0002.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	605,400	0	.		605,400	605,400	Year End Roll	12/18/2019
2019	102	FV	539,200	0	.		539,200	539,200	Year End Roll	1/3/2019
2018	102	FV	477,100	0	.		477,100	477,100	Year End Roll	12/20/2017
2017	102	FV	435,000	0	.		435,000	435,000	Year End Roll	1/3/2017
2016	102	FV	435,000	0	.		435,000	435,000	Year End	1/4/2016
2015	102	FV	402,100	0	.		402,100	402,100	Year End Roll	12/11/2014
2014	102	FV	383,900	0	.		383,900	383,900	Year End Roll	12/16/2013
2013	102	FV	383,900	0	.		383,900	383,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VORA DHRUVI BHA	72499-167	1	4/24/2019		610,000	No	No		
KLATKA KYLE/KIR	62581-289		9/4/2013		417,000	No	No		
JACOBSEN CHRIST	45996-65		8/31/2005		439,000	No	No		
SWITZER SHARON	36211-354		8/23/2002	Family	369,000	No	No		
CARTER ROBERT E	21514-415		11/1/1991		193,100	No	No		

TAX DISTRICT

PAT ACCT.

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1909, having primarily Vinyl Exterior and 1852 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2018	1544	Re-Roof	9,367	C				
4/26/2011	336	Porch	6,005					REBUILD FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	Measured	DGM	D Mann

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7401																

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102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7401																

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

Type:	99 - Condo Conv		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrckorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	N - NONE		

Full Bath:	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1909	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G12	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 7		BRs: 4		Baths: 1		HB 1						

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	63.000000000
Name:	

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

[illegible]

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	GD - Good	18.0
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.21695459
Const Adj.:	1.009799996
Adj \$ / SQ:	362.520
Other Features:	83750
Grade Factor:	1.00
NBHD Inf:	0.949999999
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	717380
Depreciation:	133433
Depreciated Total:	583947

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	344.39	
Special Features:	0	Val/Su Net:	315.28	
Final Total:	583900	Val/Su SzAd	315.28	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 127.A-0001-0002.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,852	362.520	671,387
Net Sketched Area:		1,852	Total:	671,387
Size Ad	1852	Gross Are	1852	FinArea 1852

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
7						
2						

**IMAGE**

**AssessPro** Patriot Properties, Inc

